

Message Text

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ACTION NEA-10

INFO OCT-01 ISO-00 ABF-01 /012 W
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P 240854Z OCT 75

FM AMEMBASSY DAMASCUS

TO SECSTATE WASHDC PRIORITY 4980

UNCLAS DAMASCUS 4162

FOR NEA/EX

EO 11652: N/A

TAGS: AFSP, SY

SUBJECT: GOVERNMENT LEASE FOR J.D. MONTGOMERY

REF: A. DAMASCUS 3716; B. STATE 230290

1. SUBSEQUENT TO TRANSMITTING REFTEL A AND RECEIVING APPROVAL IN REFTEL B, LANDLORD OF APARTMENT PROPOSED FOR J.D. MONTGOMERY DECIDED TO ALTER TERMS OF LEASE. NOTWITHSTANDING THESE PROBLEMS, APARTMENT STILL IS BEST AVAILABLE TO MEET FAMILY AND REPRESENTATION REQUIREMENTS OF THIS KEY OFFICER, AND CHARGES STILL BELOW RENTS NOW BEING ASKED FOR APARTMENTS OF SIMILAR SIZE AND QUALITY. AFTER CONSIDERABLE WRANGLING WITH LANDLORD, FINAL TERMS HAVE BEEN AGREED UPON AND EMBASSY URGES DEPARTMENT'S APPROVAL:

A. LEASE WILL BE FOR THREE YEARS AT SAME PERANNUM COST PREVIOUSLY PROPOSED I.E., SYRIAN POUNDS 55,000 ANNUALLY (15,069 DOLLARS) WITH FIRST 2 YEARS TO BE PAID IN ADVANCE. RENEWAL, HOWEVER, WILL BE SUBJECT TO RE-NEGOTIATIONS AT EXPIRATION OF 3 YEARS LEASE PERIOD.

B. LANDLORD WILLING TO PAINT APARTMENT COMPLETELY PROVIDED EMBASSY PAYS ONE HALF OF TOTAL COST
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OF SYRIAN POUNDS 12,000, OUR SHARE, THEREFORE,

WILL BE SYRIAN POUNDS 6,000 (1,644 DOLLARS).

C. EMBASSY WILL HAVE TO PAY PORTION OF REAL

ESTATE AGENT'S FEE WHICH IS 2 1/2 PERCENT OF
FIRST YEAR RENT, I.E., SYRIAN POUNDS 55,000 WHICH
COMES OUT TO SYRIAN POUNDS 1,375 (377 DOLLARS).

2. ACTION REQUESTED: DEPARTMENT APPROVE NEW LEASE
TERMS AND THAT POST ALLOTMENT BE INCREASED
2,021 DOLLARS TO COVER ADDITIONAL COSTS FOR
APAINING AND REAL ESTATE AGENT'S FEE.
MURPHY

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 24 OCT 1975
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1975DAMASC04162
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D750370-0163
From: DAMASCUS
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1975/newtext/t19751021/aaaaashf.tel
Line Count: 74
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION NEA
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: 75 DAMASCUS 3716, 75 STATE 230290
Review Action: RELEASED, APPROVED
Review Authority: buchant0
Review Comment: n/a
Review Content Flags:
Review Date: 13 NOV 2003
Review Event:
Review Exemptions: n/a
Review History: RELEASED <13 NOV 2003 by MaustMC>; APPROVED <14 JAN 2004 by buchant0>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
06 JUL 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: GOVERNMENT LEASE FOR J.D. MONTGOMERY
TAGS: AFSP, SY
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 06 JUL 2006